

Becket ZBA Meeting Minutes  
Tuesday, June 7, 2016  
Town Hall, 557 Main Street, Becket Ma.01223

**Board Members present:** Karen Karlberg, Jeffrey Wilkinson, George Roberts, Victoria Bleier, Alvin Blake, Joy Lennartz.

**Board Members absent:** None

**Public Present:** Mark Volk, Steve Salvini, Rita Burns, Betsy Farrell Garcia, Norton Owen, Andrea Sholler, Tommie Hutto-Blake, Michael Pease, Susan Pease, Ann Spadafora, Meredith Babcock, David Croteau, Norton Owen.

**Meeting is opened at 7:10 PM.**

Ms. Karlberg advises the Zoning Board members present as well as the public that she is present to take care of some regular business at the meeting, however has recused herself from the public hearing portion for Jacob's Pillow and will be leaving the building.

**Approval of Meeting Minutes of May 3, 2016-** Mr. Roberts makes a motion to approve the minutes as presented, Mr. Wilkinson seconds the motion; Unanimous Approval.

**Board Reorganization-** Karen explains that during their June meeting each year, the Zoning Board of Appeals takes a moment to reorganize the Board.

**Chairman-** Mr. Roberts nominates Ms. Karen Karlberg to be the Chairman of the Board, Ms. Karlberg accepts the nomination. Mr. Wilkinson seconds the nomination; Ms. Karlberg receives unanimous approval.

**Vice Chairman-** Ms. Karlberg nominates Ms. Victoria Bleier to be the Vice Chairman, Mr. Roberts seconds the nomination. Ms. Bleier accepts the nomination. Ms. Bleier receives unanimous approval.

**Clerk-** Mr. Blake nominates George to be the Clerk of the Board, Ms. Lennartz seconds the nomination. Mr. Roberts accepts the nomination. Mr. Roberts receives unanimous approval.

**Public Input-** Ms. Karlberg calls for public input. Mr. Salvini submits an application to the ZBA on behalf of his client, Mr. Michael Pease. Mr. George Roberts accepts the application from Mr. Salvini.

**Code of Conduct Document-** Ms. Karlberg passes out the Code of Conduct document to the Board members present. She provides a brief explanation of the document. Board members read, sign and date the documents as requested.

**7:15 PM- Public Hearing- Jacob's Pillow Dance Festival- Map 407 Lot 16-** Ms. Karlberg recuses herself and exits the meeting room as well as the building. Mr. Roberts states that he will take over the hearing now as the standing Chairman of the Zoning Board of Appeals.

Ms. J.R. Stoller introduces herself to the Board members, stating that she is the director of education. Ms. Glover briefly speaks on the opportunities available at the Pillow as well as the fact that the new studio will be used year round thus allowing more members of the Community to make use of it. Next, Ms. Betsy Farrel Garcia; Architect speaks to the Zoning Board members, explaining that they listened to the concerns that were expressed at last month's meeting and have now moved the structure back 6 feet, keeping the large mass of the building out of the setbacks. She states that the building is now 40 feet off the road and 12 feet from the right-of-way. Next, Mark Volk briefly addresses the Board members, showing the updated plan, showing the entire property, to include the septic system location, drainage, etc. Mark briefly explains how they have improved the drainage to eliminate future problems.

Mr. Roberts reads aloud a letter written by the Highway Superintendent, Mr. Christopher Bouchard. Mr. Roberts clearly reads through each of the requested items that Mr. Bouchard has listed in his letter, making sure all is clearly understood and complied with.

Ms. Meredith Babcock reads aloud a letter she has written in support of Jacob's Pillow. The secretary reads aloud a letter received by Ken Smith, also in support of Jacob's Pillow.

Mr. Roberts asks Mr. Al Blake if he is a member/patron of Jacob's Pillow. Mr. Blake advises that he is. Mr. Blake further advises that he has worked at the Pillow in the past but currently is not employed by the Pillow at all. Mr. Blake advises that he does not have any conflict and can be an impartial voting member. Mr. Blake reminds Mr. Roberts that he had spoken of this at an earlier meeting. The secretary confirms that at the April meeting Mr. Blake did disclose that he had worked for Jacob's Pillow in the past and that he has no conflict.

Mr. Roberts reads aloud a letter written by the Town's Attorney, Joel Bard and that was emailed on June 7<sup>th</sup> to the Town Administrator, Building Inspector and Town Clerk. Mr. Roberts briefly explains the difference between the Site plan review and the Dimensional Special Permit. Mr. Roberts reminds all present that the Town can apply reasonable regulations to a Site Plan review. Mr. Volk explains that there was some confusion, however he further states that when he applied, he was instructed to apply for both the Dimensional Special Permit as well as the Site Plan review. Board members briefly discuss and agree that at this point, the Pillow does not need to pursue the Dimensional Special permit and gives them the option of withdrawing that portion of their application package. Ms. Andrea Stoller advises that the Pillow would like to voluntarily withdraw their application for the Dimensional Special permit. Ms. Joy Lennartz makes a motion to allow Jacob's Pillow to voluntarily withdraw their application for a Dimensional Special permit, Mr. Blake seconds the motion; Unanimous Approval.

Mr. Ken Smith introduces himself to the Board members, stating that he has lived on George Carter Road for 30 years and that Jacob's Pillow has always been a great neighbor. Mr. Smith states that the foresight and the planning that they have always had, along with the contributions to the Community, the Pillow has clearly shown the ability to foresee any problems that may arise and that the project warrants approval.

Mr. Roberts passes out some case law that bear similar situations to that at Jacob's Pillow. Mr. Wilkinson reminds the other Board members that they are charged with imposing reasonable restrictions.

Mr. Roberts asks the Board members to go back and briefly review Section 9.4 Site Plan Approval, to include 9.4.1 Purpose and 9.4.2 Applicability. Also reviewed is 9.4.5 Review Criteria/Design Guidelines.

Member of the public, Ann Spadafora states that she feels that if Town Counsel and the Town's Building Inspector do not have any issues with the project proposal then that should be considered. Ms. Spadafora further states that even though the building will be large, it will not be out of character and will also be built behind a row of standing trees.

Ms. Lennartz makes a motion to approve the Site Plan Review as amended, including the construction plans as submitted and revised on 6/3/16 also to include all conditions put on record by letter dated 6/3/16 ( Exhibit A- attach letter) from the Highway Superintendent, Christopher Bouchard, and all Highway requirements are to be done within 6 months of substantial completion of the project, incorporating conditions set forth and agreed to verbally by Andrea Stoller, Officer of Jacob's Pillow. Mr. Wilkinson seconds the motion, Mr. Roberts polls the Board for a vote:

Mr. Wilkinson- Approve  
Mr. Blake-Approve  
Ms. Lennartz-Approve  
Ms. Bleier-Approve  
Mr. Roberts- Abstains

**Budget-Read and Reviewed**

**Correspondence- Read and Reviewed.**

Mr. Blake makes a motion to adjourn the meeting, Ms. Lennartz seconds the motion; Meeting is adjourned at 9:00 PM.

**Schedule next meeting for July5, 2016.**

Respectfully Submitted,

Heather Hunt

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Alvin Blake	Date
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Jeffrey Wilkinson	Date
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Victoria Bleier	Date
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Joy Lennartz	Date
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George Roberts	Date
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